047.0	0007	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,024,000	/	1,024,000
USE VALUE:	1,024,000	/	1,024,000
ASSESSED:	1,024,000	/	1,024,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-3	JEAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAES OTTO J
Owner 2:	
Owner 3:	
Street 1:	2005 LEWIS O'GRAY DRIVE
Street 2:	
Twn/City:	SAUGUS
St/Prov:	MA Cntry: Own Occ: N
Postal:	01906 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2422 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	539,600	4,400	480,000	1,024,000
Total Card	0.138	539,600	4,400	480,000	1,024,000
Total Parcel	0.138	539,600	4,400	480,000	1,024,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.79 | /Parcel: 422.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	33715
GIS Ref	
GIS Ref	
Insp Date	10/05/16

!4024!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	539,600	4400	6,000.	480,000	1,024,000	1,024,000	Year End Roll	12/18/2019
2019	104	FV	406,800	4400	6,000.	510,000	921,200	921,200	Year End Roll	1/3/2019
2018	104	FV	406,800	4400	6,000.	372,000	783,200	783,200	Year End Roll	12/20/2017
2017	104	FV	312,900	4400	6,000.	324,000	641,300	641,300	Year End Roll	1/3/2017
2016	104	FV	312,900	4400	6,000.	276,000	593,300	593,300	Year End	1/4/2016
2015	104	FV	277,700	4400	6,000.	270,000	552,100	552,100	Year End Roll	12/11/2014
2014	104	FV	277,700	4400	6,000.	222,000	504,100	504,100	Year End Roll	12/16/2013
2013	104	FV	289,400	4400	6,000.	211,200	505,000	505,000		12/13/2012

PRINT

Date	Time
12/10/20	19:07:07

LAST REV

Date	Time
07/18/17	11:45:35
apro	
4024	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ACAMPA BRIAN J	28159-414		2/9/1998	Family	153,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2015	1645	Redo Kit	24,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2016	Left Notice	DGM	D Mann
10/5/2016	Measured	DGM	D Mann
10/5/2016	Permit Visit	DGM	D Mann
4/16/2009	Measured	372	PATRIOT
6/26/2000	Inspected	263	PATRIOT
6/6/2000	Missed Appt.	163	PATRIOT
3/1/2000	Measured	270	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	33715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	2	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08352602
Const Adj.:	0.98000199
Adj $ / SQ:	180.516
Other Features:	136500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662863
Depreciation:	123292
Depreciated Total:	539570

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

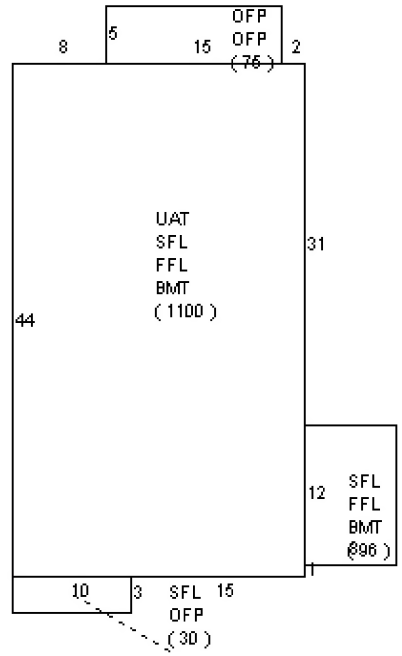
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.52
Special Features:	0	Val/Su Net:	132.48
Final Total:	539600	Val/Su SzAd	222.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,226	180.520	221,312
BMT	Basement	1,196	54.150	64,769
FFL	First Floor	1,196	180.520	215,897
UAT	Upper Attic	275	72.210	19,857
OFP	Open Porch	180	25.150	4,528
	Net Sketched Area:	4,073	Total:	526,363
Size Ad	2422	Gross Are	4898	FinArea 2422

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc